

## 11-1-104 DEFINITIONS

(13) Landscaping means any combination of living plants such as trees, shrubs, annuals, perennials, turf or ground cover.

(XX) Sign, Park Identification means a sign displayed to identify a specific group of businesses located within a business park setting.

## 11-4-111. CRITERIA FOR BONUS SIGN AREA.

To encourage design excellence, the Planning Commission may increase the maximum sign area and/or height for certain signs, as set forth in this Title, by the square footages or percentages as provided for herein. A separate bonus may be granted for compliance with each of the criteria listed below. Although each area is cumulative, the total percentage of increase cannot be greater than 20 square feet in area and 2' in height for monument or pole signs and 5 20 percent for wall signs unless approved by the Planning Commission.

- (1) The size of pole signs and monument signs may be increased as follows:
  - ~~a. 20 percent when the sign is designed with colors and materials similar to the adjacent building;~~
  - ~~b. 10 percent when a directory sign utilizes uniform coloring and lettering for all establishments listed in the directory; or~~
  - ~~c. 20 percent~~ a. 10 square feet in area and one-foot in height when the sign is installed in a landscaped planter having an area four times the area of the sign.
    - b. 10 square feet in area and one-foot in height when a pole sign is removed and is replaced with a monument sign.
    - c. 5 square feet and 6 inches in height when all signs in a commercial complex are designed with similar lettering, backgrounds and materials.
    - d. 5 square feet and 6 inches in height when brick or rock columns are used as a vertical support.
    - e. 5 square feet and 6 inches in height when wrought iron or other decorative material is used.
- (2) Wall signs may be increased in size as follows:
  - a. ~~10~~ 5 percent when all lettering and background is uniform in style and color for signs in a shopping center or for any three consecutive separate establishments; ~~or~~
  - b. 10 percent if the sign is the only sign identifying the establishment or its principal product.

## 11-4-116 SIGN LANDSCAPING.

When required, such landscaping shall conform to the following provisions:

- (1) Sign landscaping shall not include any of the minimum required site landscaping.
- (2) The sign landscaping shall contain at least 50% live plant material.
- (3) The landscaping shall have a slope no greater than one to four.

- (4) If a berm or planter box are used as part of the landscaped area the height of the berm or planter box shall not exceed two feet.
- (5) Alternative landscape materials and designs may be considered by the Planning Commission as a Conditional Use.

#### **11-4-117 MEASUREMENT OF SETBACK.**

The sign setback shall be measured from the future right-of-way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to existing building location, and a property owner wishes to place a new sign in the future right-of-way, the property/sign owner must sign a recorded statement or delay agreement with the City Council for voluntary relocation at their expense, when the road is widened.

#### **11-5-103 MONUMENT SIGNS.**

Monument signs, as defined in this Title, shall be allowed in conformity with the following provisions: ~~Monument "on-premise" signs will be allowed in all Agricultural, Multifamily, B/RP, RB, Commercial and Manufacturing zones, provided that:~~

- (1) For signs less than or equal to five feet in height measured from final grade, a minimum setback from the public right-of-way of five feet is required. For signs greater than five feet in height, a setback equal to the sign's height is required, unless this requirement is specifically waived by the Planning Commission through the issuance of a conditional use permit ~~is specifically limited by the appropriate zone;~~
- (1) Such signs shall be incorporated into a ~~landscape design scheme or planter box, equal to landscaped area that is at least equal to twice the area of the sign.~~
- (2) at least twice the area of the sign, unless little flexibility exists on the site and a waiver is granted by the Zoning Administrator or designee. ~~The landscaping shall have a slope no greater than one to four and the overall height of berm or planter box shall not exceed three feet;~~
- (3) Such signs shall generally maintain a 100 foot separation from all other signs and 50 feet from the side and rear property lines that are not adjacent to a public right-of-way. ~~Electronic message signs shall be limited to one electronic message sign per 200 feet of frontage. Properties desiring more than one electronic message sign per frontage must apply and be approved for conditional use to the Planning Commission for review. In situations with minimal frontages where very little flexibility in sign placement exists, less stringent standards may apply as determined by the Zoning Administrator or designee;~~
- (4) Such signs shall be limited to 50 square feet in area for signs up to ~~five~~ six feet in height and an additional 10 square feet of area may be added for every additional foot in height over ~~five~~ six feet;
- (5) Such signs shall be limited to one monument sign per 200 feet of frontage. Properties that have more than one frontage may have at least one (1) sign per frontage if there is a cumulative total of 200 feet of frontage or at least 100 feet of frontage per street frontage, whichever is greater.
- (6) Electronic message signs shall be limited to one sign per frontage. This requirement may be waived by the Planning Commission through the issuance of a conditional use permit; however no more than one sign per 200 feet of frontage shall be permitted.
- (7) Such signs shall contain no animation.

- (8) Such signs shall be processed as permitted uses for signs equal to or under 10 feet in height 6 feet in height for single tenant signs, and 7 feet in height for multi-tenant signs, and as conditional uses for signs over 10 feet in height, unless specifically limited by the appropriate zone.
- (9) Exposed poles up to one third of the height of the sign may be considered by the Planning Commission through the Conditional Use process. The exposed poles must be architecturally compatible with the building in color, material and design.
- (10) The base of such signs shall be limited to 50% of the maximum area allowed for of the sign, as specified in line 4 above.
- (11) The base of such signs shall be masonry, which may includes brick, stone or stucco. If stucco is used it shall that matches the color of the associated building and include additional decorative architectural elements such as caps, columns or other decorative features.
- (12) The base of such signs shall be equal to or greater in size than the total horizontal dimension of the sign face.
- (13) Monument Such signs shall require include a non-advertising masonry base with a minimum height of one (1) foot.

#### **11-5-104. ROOF SIGNS.**

Roof signs, as defined in this Title, shall be allowed In all Commercial C-1, C-2 or C-3, and M zones, roof signs are permitted. Such signs must conform to the following provisions provided that:

- (1) Roof signs shall not project above the roofline of the building on which it is located.
- (2) Roof signs shall be installed or erected in such a manner that there is no visual support structure.
- (3) Animated roof signs are prohibited, excluding electronic message sign animation.
- (4) Roof signs shall be limited in area on the face or façade of a building or structure. Signs shall be a maximum of 10 percent of the front first (defined as the actual first story height or 15 feet whichever is less) story face and five percent of any other first story face. Fifteen percent of the front story face may be allowed, if no pole signs are requested. Where a wall sign is present on the building or structure façade, a roof sign shall be prohibited; where a roof sign is present on the building or structure façade, a wall sign shall be prohibited.

#### **11-5-106. POLE SIGNS TO INCLUDE POLE COVERS.**

Pole signs, as defined in this Title, shall be allowed in all Agricultural, Multifamily, B/RP, RB, Commercial and Manufacturing zones, provided that:

- (2) All single pole signs shall include a solid cover that encompasses the pole. Such covers shall be architecturally integrated with the sign and adjacent building. A minimum width of two feet is recommended but the intent is to evaluate the pole width in relationship with the sign. Pole signs constructed with two poles may substitute an architecturally integrated base. Freeway oriented pole signs in excess of 30 feet in height are exempt. Billboards are exempt.
- (3) Clearance shall be a minimum of 10 feet between the bottom of the sign face and the ground where vehicular or pedestrian traffic is anticipated. Pole signs adjacent to freeways

may extend 25 feet above the freeway pavement grade or 65 feet above ground, which ever is higher.

- (4) The minimum front yard setback shall be 10 feet for signs less than or equal to 15 feet in height. Signs exceeding 15 feet in height shall be set back one additional foot for each foot of height over 15 feet up to the maximum height allowed in the zone.
- (5) Separation between pole signs and any other signs shall follow the standards for monument signs as described in this Title.
- (6) Pole signs shall be limited to one sign per frontage. However, this requirement may be waived for freeway oriented signs as a conditional use through the Planning Commission.
- (7) All pole signs, except freeway oriented pole signs over 35 feet, shall incorporate pole covers.
- (8) All pole signs shall be incorporated in a landscaped area that is at least equal to twice the area of the sign.
- (9) All pole signs shall be architecturally compatible with the building style, colors, and/or materials.
- (10) The area limitation for a pole sign (excluding billboards) shall not exceed one square foot of sign area for every lineal foot of the frontage occupied by the use for which the sign is intended. The maximum pole sign area shall be 200 square feet unless this requirement is waived through review and approval of a sign plan to the Planning Commission as part of a conditional use or a new conditional use.
- (11) All pole signs, except billboards, shall be processed as Conditional Uses and shall only be allowed on properties encompassing at least 10 acres. Interior lots may have one pole sign and one billboard subject to the provisions of this Ordinance.
- (12) Projection of pole signs is permitted into the setback area to a maximum of three feet.

## **11-5-108. WALL SIGNS.**

Wall signs, as defined in this Title, shall be allowed in all Agricultural, Multifamily, B/RP, RB, Commercial and Manufacturing zones, provided that:

- (1) The area limitation for signs on the face of a building or structure, unless specifically limited by the appropriate zone, shall be 10 percent of the front first story face (defined as the actual first story height or 15 feet whichever is less) and five percent of any other first story face. Fifteen percent of the front story face may be allowed, if no pole signs are requested. Canopies shall be considered structures.
- (2) Painted signs on walls of buildings are permitted with approved professionally prepared designs. Maximum size regulations may be exceeded with Planning Commission approval.
- (3) Signs on multi-story buildings shall maintain consistent style and architectural compatibility with the building.

## **11-6-101. RESIDENTIAL AND AGRICULTURAL DISTRICTS.**

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

- (1) Only the following signs are allowed in residential and agricultural districts:
  - a. Name plates;
  - b. Public necessity signs;

- c. Property signs;
  - d. Monument signs ~~under six feet in height~~, for uses other than home occupations;
  - e. Identification signs;
  - f. Service signs;
  - g. Conditional use signs and multiple dwelling unit identification;
  - h. Development promotional, and off-site directional signs;
  - i. Political signs; and
  - j. Temporary signs.
- (2) These signs shall conform to the following provisions:
- a. One non-illuminated nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or an approved home occupation;
  - b. One or more public necessity signs not exceeding 24 square feet in combined total area for each commercial or residential use lawfully occupying the premises, provided that no one sign shall exceed 8 square feet in area;
  - ~~c. Monument signs, as described in 11-5-103, for uses other than home occupations; or~~
  - d. Monument signs shall not exceed 5 feet in height.
  - e. One or more service signs not exceeding 16 square feet per sign for each commercial, residential or agricultural business use lawfully occupying the premises.

## **11-6-102. RESIDENTIAL BUSINESS.**

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

- (1) Only the following signs are allowed in the Residential Business District:
- a. Awning signs;
  - ~~b. Monument signs under or equal to six feet in height as a permitted use;~~
  - ~~c. Wall signs. The area limitation for signs on building or structure faces shall be five (5) percent of any face of the building, which is defined as the actual first story height or 15 feet, whichever is less.~~
  - d. Illuminated signs;
  - ~~e. Monument signs over six feet in height as a conditional use;~~
  - f. Name plates;
  - g. Property signs; and
  - h. Public necessity signs.
  - i. Electronic Message Signs ~~(as described in 11-5-107(2))~~
- (2) These signs shall conform to the following provisions:
- a. The area limitation for signs on building or structure faces shall be five (5) percent of any face of the building, which is defined as the actual first story height or 15 feet, whichever is less.
  - b. Monument signs shall not exceed 5 feet in height.
- (3) Signs shall be compatible with existing or proposed architecture in terms of scale, color and design.

## **11-6-103. COMMERCIAL "C-1" DISTRICT.**

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in a "C-1" district:

- ~~a. All signs allowed in residential districts as specified in this Title, except temporary off-premise signs.~~
- ~~b. On-premise signs, which includes Monument signs as described in 11-5-103, wall signs, electronic message signs (as described in 11-5-107(2)), projecting signs, roof signs and temporary on-premise signs, illuminated awning signs and gas pump island canopy signs.~~
- c. Wall Signs
- d. Electronic Message Signs
- e. Projecting Signs
- f. Roof Signs
- g. Temporary on premise signs
- h. Illuminated awning signs
- i. Gas pump island canopy signs

(2) These signs shall conform to the following provisions:

- ~~a. Monument signs may be erected as per Section 11-5-103, with those under or equal to 10 feet in height processed as permitted uses. and those over 10 feet in height processed as conditional uses.~~
- ~~b. The sign setback shall be measured from the future right-of-way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to existing building location, and a property owner wishes to place a new sign in the future right-of-way, the property/sign owner must sign a recorded statement or delay agreement for voluntary relocation at their expense, when the road is widened.~~
- ~~c. The area limitation for signs on building or structure faces shall be 10 percent of the front first (defined as the actual first story height or 15 feet, whichever is less) story face and five percent of any other face. Canopies shall be considered structures.~~
- ~~d. Development projects shall submit their sign proposals with the developmental plans.~~

## **11-6-104. COMMERCIAL "C-2" AND "C-3" DISTRICTS.**

Signs in these districts are subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in "C-2" and "C-3" districts:

- ~~a. All signs allowed in residential districts as specified in this Title;~~
- ~~b. On-premise signs as specified in~~ All signs allowed in "C-1" districts as specified in this Title ~~11-6-103(1)(b), pole signs, and monument signs as described in 11-5-103;~~
- c. Billboards;
- ~~d. Electronic message displays shall be allowed; and~~
- ~~e. Painted signs or walls of buildings are permitted with approved professionally prepared designs. Maximum size regulations may be exceeded with Planning Commission approval.~~
- f. Pole signs

(2) These signs shall conform to the following provisions:

- a. The maximum height of a pole sign shall be 25 feet above the grade of the front sidewalk or property line. ~~Clearance shall be a minimum of 10 feet between the bottom of the sign face and the ground where vehicular or pedestrian traffic is anticipated. Pole~~

signs adjacent to freeways may extend 25 feet above the freeway pavement grade or 65 feet above ground, whichever is higher.

- b. The minimum front yard setback for pole signs shall be 10 feet for signs less than or equal to 15 feet in height. Signs exceeding 15 feet in height shall be set back one additional foot for each foot of height over 15 feet up to the maximum height allowed in the zone. The sign setback shall be measured from the future right-of-way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to existing building location, and a property owner wishes to place a new sign in the future right-of-way, the property/sign owner must sign a recorded statement or delay agreement for voluntary relocation at their expense, when the road is widened. Separation between pole signs and any other signs shall follow the standards for monument signs described in Subsection 11-5-103(3). Pole signs shall be limited to one sign per frontage. However, free-way oriented pole signs may have more than one sign per frontage.
  - c. ~~All pole signs, except freeway oriented pole signs over 35 feet, shall incorporate pole covers. All pole signs shall be placed in a landscaped area at least equal to twice the area of the sign and be architecturally compatible with the building style, colors, and/or materials.~~
  - d. ~~The area limitation for a pole sign (excluding billboards) shall not exceed one square foot of sign area for every lineal foot of the frontage occupied by the use for which the sign is intended. The maximum pole sign area shall be 200 square feet unless this requirement is waived through review and approval of a sign plan to the Planning Commission as part of a conditional use or a new conditional use. To consider increases in sign size, the Planning Commission will generally utilize the criteria found in Section 11-4-111.~~
  - e. ~~The area limitation for signs on the face of a building or structure shall be 10 percent of the front first (defined as the actual first story height or 15 feet whichever is less) story face and five percent of any other first story face. Fifteen percent of the front first story face may be allowed, if no pole signs are requested.~~
  - f. ~~All pole signs, except billboards, shall be processed as Conditional Uses and shall only be allowed on properties encompassing at least 10 acres. Interior lots may have one pole sign and one billboard subject to the provisions of this Ordinance.~~
  - g. ~~Development projects shall submit their sign proposals with the developmental plans.~~
  - h. ~~Projection of pole signs is permitted into the setback area to a maximum depth of three feet.~~
  - i. ~~Signs on multi-story buildings shall maintain consistent style and architectural compatibility with the building.~~
- (3) ~~All signs in "C-2" and "C-3" districts shall measure their setback from the existing ROW, if no ROW is needed, or future right-of-way (see Major Street Plan).~~

## **11-6-105. BUSINESS / RESEARCH PARK DISTRICT.**

Signs shall be compatible with the approved architectural theme of the business park. Signs shall be subject to all general regulations set forth in this Title and to the following additional requirements:

- (1) Only the following signs are allowed in a "Business/Research Park" district:
  - a. Monument;

- b. Park identification; and
  - c. Wall signs.
  - d. Electronic Message Signs (as described in 11-5-107(2))
- (2) These signs shall conform to the following provisions:
- a. Monument signs shall not exceed six **five** feet in height **and shall be located no closer than 10 feet from the street;**
  - b. Park identification sign(s) shall be allowed with permission from the Planning Commission; and
  - c. ~~Wall signs shall not exceed 10 percent of building face.~~ **the front first story face (defined as the actual first story height or 15 feet, whichever is less) and five percent of any other face. Canopies shall be considered structures.**
- ~~(3) Signs in this district shall be located as follows:~~
- ~~a. Monument signs shall be located no closer than 10 feet from the street;~~
  - b. Park identification signs shall be located as determined by the Planning Commission; and
  - ~~c. Wall signs shall be located on the buildings.~~

## **11-6-106. MANUFACTURING "M" DISTRICT.**

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

- (1) Only the following signs are allowed in the "M" district:
- (2) All signs as allowed in **"C-2" and "C-3" districts as specified in this Title** Section 11-6-104(1).
- (3) These signs shall conform to the following provisions:
  - a. The maximum height of a pole sign shall be 35 feet above the grade of the front sidewalk or property line. ~~Clearance shall be a minimum of 10 feet between the bottom of the sign face and the ground where vehicular or pedestrian traffic is anticipated. Pole signs adjacent to freeways may extend 25 feet above the freeway pavement grade or 65 feet above ground, whichever is greater.~~
  - b. The minimum front yard setback shall be 10 feet for signs less than or equal to 15 feet in height. Signs exceeding 15 feet in height shall be set back one additional foot for each foot of height over 15 feet up to the maximum height allowed in the zone. The sign setback shall be measured from the future right of way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to building location, and a property owner wishes to place a new sign in the future right of way, the property/sign owner must sign a recorded statement or delay agreement for voluntary relocation at their expense, when the road is widened. Separation between pole signs and any other signs shall follow the standards for monument signs described in Subsection 11-5-103(3). Pole signs shall be limited to one sign per frontage. However, free way oriented pole signs may have more than one sign per frontage.
  - ~~c. All pole signs, except freeway oriented pole signs over 35 feet, shall incorporate pole covers. All pole signs shall be placed in a landscaped area at least equal to twice the area of the sign and be architecturally compatible with the building style, colors, and/or materials.~~
  - ~~d. The area limitation for a pole sign (excluding billboards) shall not exceed one square foot of sign area for every lineal foot of the frontage occupied by the use for which the~~



~~sign is intended. The maximum pole sign area shall be 200 square feet unless this requirement is waived through review and approval of a sign plan to the Planning Commission as part of a conditional use or a new conditional use. To consider increases in sign size, the Planning Commission will generally utilize the criteria found in Section 11-4-111.~~

- ~~e. The area limitation for signs on the face of a building or structure shall be 10 percent of the front first (defined as the actual first story height or 15 feet whichever is less) story face and five percent of any other first story face. Fifteen percent of the front story face may be allowed, if no pole signs are requested.~~
- ~~f. All pole signs, except billboards, shall be processed as Conditional Uses and shall only be allowed on properties encompassing at least 10 acres. Interior lots may have one pole sign and one billboard subject to the provisions of this Ordinance. Corner or double-frontage lots/commercial complexes may choose two on-premise signs (one per frontage) and one off-premise sign, if so desired.~~
- ~~g. Development projects shall submit their sign proposals with the developmental plans.~~
- ~~h. Projection of pole signs is permitted into the setback area to a maximum of three feet.~~
- ~~i. Signs on multi-story buildings shall maintain consistent style and architectural compatibility with the building.~~